



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: May 24, 2005

Department: Zoning, Building and Planning **Staff Contact:** Catherine VerEecke, Program Planner

TITLE: CONSENT: Zone Map Amendment from A-1 to R-1 (CZ-50002)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

Ordinance # _____

SUMMARY:

At the April 6, 2005 public hearing, the County Planning Commission voted (4-0; Holcomb, Montano, Berra excused) to recommend approval of the request for a zone map amendment from A-1 to R-1 on Tract E, Lands of Gutierrez and Jacobson, located at 8301 2nd Street NW, on the west side of 2nd Street between Horton Lane and Ranchitos Road, containing approximately 6.9 acres. The decision was based on the following five (5) Findings.

Findings:

1. This request is for a zone map amendment from A-1 to R-1 on Tract E, Lands of Gutierrez and Jacobson, located at 8301 2nd Street NW, on the west side of 2nd Street between Horton Lane and Ranchitos Road, containing approximately 6.9 acres.
2. The property is located in the Rural Area of the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan.
3. The request is consistent with the Albuquerque/Bernalillo County Comprehensive Plan Policy 3.g for the Rural Area, which states retain the low density character of the Rural Area.”
4. The request is consistent with Resolution 116-86 in that the applicant has demonstrated that the use would be more advantageous to the community by satisfying the North Valley Area Plan Policy 3.a (Land Use) which states that “the County and City shall retain the low density character of the North Valley and that the minimum lot area for R-1 zoned land in the Rural area should be three-quarters of an acre.”
5. The request is consistent Resolution 116-86 in that it would not create a ‘spot zone’ in that it is adjacent to R-1 zoned properties to the west and north and it would serve as a transition between the A-1-zoned properties to the southwest of the site and the townhomes to the north of the site.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (April 8, 2005)
2. County Planning Commission Information Packet.

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval